

**Department of Community Planning and Economic Development**

Rezoning  
BZZ-6041

**Date:** June 10, 2013

**Applicant:** International Bazaar on Lake, LLC, and Miller Block, LLC, Attn: Basim Sabri, 207 East Lake Street, #300, Minneapolis, MN 55408, (612)825-4433

**Address of Property:** 301 and 311 East Lake Street

**Project Name:** 301 and 311 East Lake Street

**Contact Person and Phone:** Rochelle Barrett, 207 East Lake Street, #300, Minneapolis, MN 55408, (612)825-4433

**CPED Staff and Phone:** Becca Farrar, Senior City Planner (612)673-3594

**Date Application Deemed Complete:** May 13, 2013

**End of 60-Day Decision Period:** July 12, 2013

**End of 120-Day Decision Period:** On May 23, 2013, Staff sent a letter to the applicant extending the decision period to no later than September 10, 2013.

**Ward:** 8      **Neighborhood Organization:** Central Area Neighborhood Development Organization (adjacent to Phillips West Neighborhood Organization)

**Existing Zoning:** C1 (Neighborhood Commercial) district

**Proposed Zoning:** C2 (Neighborhood Corridor Commercial) district

**Zoning Plate Number:** 25

**Lot area:** 301 East Lake Street = 10,506 square feet or approximately .24 acres; and 311 East Lake Street = 6,886 square feet or approximately .16 acres

**Legal Description:** 301 East Lake Street: Lots 42 to 47 including, State Addition to Minneapolis, Hennepin County, Minnesota; 311 East Lake Street: Lots 38, 39, 40 and 41, State Addition to Minneapolis, Hennepin County, Minnesota.

**Proposed Use:** Rezone subject properties to allow for a broader spectrum of commercial uses.

**Concurrent Review:**

- Rochelle Barrett, on behalf of Basim Sabri, International Bazaar on Lake, LLC, and Miller Block, LLC, has submitted a petition to rezone the properties located at 301 & 311 East Lake Street from the C1 (Neighborhood Commercial) district to the C2 (Neighborhood Corridor Commercial) district in order to allow additional commercial uses within the existing buildings on the premises.

**Applicable zoning code provisions:** Chapter 525, Article VI Zoning Amendments.

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**Background:** The applicant proposes to rezone the properties located at 301 and 311 East Lake Street from the C1 district to the C2 district. The rezoning is proposed in order to allow for additional commercial uses that C1 District does not permit. The C2 would allow for a broader range of uses on the subject properties.

According to the submitted materials, 301 East Lake Street is owned by International Bazaar on Lake, LLC, and occupied by a restaurant and multiple retail tenants. There is no associated legal off-street parking provided for this structure. The structure located at 311 East Lake Street is owned by Miller Block, LLC, and is also occupied by a restaurant and multiple retail tenants. There is no associated legal off-street parking provided for this structure. Both International Bazaar on Lake, LLC, and Miller Block, LLC, are owned by Basim Sabri.

Typically, Staff does not accept rezoning applications without an accompanying development proposal. However, the applicant has stated that other than allowing additional uses, there are no immediate plans for redevelopment on these properties and has provide current site/floor plans for each of the properties. It is possible that the applicant may pursue a conditional use permit for a reception/meeting hall with an accompanying parking variance/shared parking agreement in the future. Should the properties be redeveloped in the future, the applicant would be required to submit all applicable land use applications, business licenses and receive all associated land use approvals as necessary.

Staff has not received official correspondence from the Central Area Neighborhood Development Organization, the Phillips West Neighborhood Association or any neighborhood letters prior to the printing of this report. Any correspondence received after the printing of this report shall be forwarded on to the Planning Commission for further consideration.

## **REZONING**

### **Findings as Required by the Minneapolis Zoning Code:**

#### **1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.**

According to *The Minneapolis Plan for Sustainable Growth*, the subject parcels are located along East Lake Street which is a designated Commercial Corridor in this location. The properties are approximately one block south of the Midtown Greenway. According to *The Minneapolis Plan for Sustainable Growth*, “Commercial Corridors can accommodate intensive commercial uses and high levels of traffic. The corridors support all types of commercial uses, with some light industrial and high density residential uses as well. While the character of these streets is mainly commercial, residential areas are nearby and impacts from commercial uses must be mitigated as appropriate.” The following policies and implementation steps of *The Minneapolis Plan for Sustainable Growth* apply to this proposal:

Land Use Policy 1.1 states, “Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.”

Land Use Policy 1.4 states, “Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future

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users.” This policy includes the following applicable implementation steps: (1.4.1) “Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served”; (1.4.2) “Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.”

Land Use Policy 1.10 states, “Support development along Commercial Corridors that enhances the street’s character, fosters pedestrian movement, expands the range of goods and services available, and improves the ability to accommodate automobile traffic.” This policy includes the following applicable implementation steps: (1.10.1) “Support a mix of uses – such as retail sales, office, institutional, high-density residential and clean low impact light industrial –where compatible with the existing and desired character”; (1.10.2) Encourage commercial development, including active uses on the ground floor, where Commercial Corridors intersect with other designated corridors.”

It is Staff’s position that the proposal to rezone the subject properties from the C1 to the C2 district is supported by the above listed policies and implementation steps.

There is one additional plan that must be considered when evaluating the proposal which is the *Midtown Minneapolis Land Use and Development Plan*, which was adopted by the City Council on December 23, 2005. The subject parcels are identified as commercial where retail uses would be recommended to be retained in the plan.

The *Midtown Minneapolis Land Use and Development Plan*, includes the area bordered by Blaisdell and 11th Avenues and the Midtown Greenway and 31st Street in south Minneapolis. Due to several large-scale public infrastructure improvements planned for the area and their potential to influence development activities, it was determined that proactive land use planning and urban design analysis was warranted to ensure that future development would meet community-defined goals and objectives. The plan outlines Land Use, Development, and Urban Design Objectives for Midtown Minneapolis that includes the following for commercial development: (1) Recognize and reinforce Lake Street’s position as the primary commercial corridor in Midtown Minneapolis; (2) Recognize and celebrate racial, ethnic, and cultural diversity as assets that can contribute to a positive commercial environment; (3) Support the concept of higher intensity mixed use development at major intersections (e.g., Nicollet, I-35W, and Chicago Avenue intersections with Lake Street) and moderate- to lower-level intensity development between the major intersections; (4) Provide opportunities for neighborhood and regional business development; and (5) Plan to keep and grow locally-owned, small entrepreneurial businesses.

It is Staff’s position that the proposed development is in general conformance with the adopted *Midtown Minneapolis Land Use and Development Plan*.

**2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.**

A rezoning to the C2 district would be considered primarily in the interest of the property owner as it would allow the site to accommodate additional uses on the properties not currently allowed

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under the C1 district regulations. The amendment could also be considered in the public interest as it would allow uses supported by adopted policies specific to Commercial Corridors.

**3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.**

The subject site is located within an area that has commercial zoning classifications lining both sides of East Lake Street (C1, C2 and C4). There are also R2B, R3 and OR2 zoning classifications within the broader vicinity. The uses within the area are varied and include various commercial, institutional and residential uses. Given the surrounding zoning classifications, the context and uses in the area, as well as adopted policy, Staff believes that the C2 zoning district would be appropriate and compatible in this location.

**4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.**

There are reasonable uses allowed under the existing C1 zoning classification; however, adopted City policy supports C2 zoning along Commercial Corridors. Staff has included an attachment to the staff report which further details the differences between the existing and proposed zoning classification for the properties.

**5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.**

Under the 1963 Zoning Code, the subject properties were zoned B3S-2 (Community Service) District and the majority of surrounding properties to the north, south, east and west were zoned B3S-3(Community Service) District, B3S-4(Community Service) District, M1-2 (Light Manufacturing) District, M1-4 (Light Manufacturing) District. There have been changes relative to the character and trend of development in the general area predominantly along the Midtown Greenway, which is located approximately one block north of the properties and along the East Lake Street corridor, which has benefitted from significant reinvestment. The amendment to alter the existing zoning classification on the properties will not adversely impact the positive transitions occurring in the area.

**RECOMMENDATIONS:**

**Recommendation of the Department of Community Planning and Economic Development – for the rezoning:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the rezoning petition to change the zoning classification of the properties located at 301 and 311 East Lake Street from the C1 district to the C2 district.

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**Attachments:**

1. Rezoning Matrix – C1 vs. C2
2. Statement of use / description of the project
3. Correspondence
4. Zoning map
5. Site plan
6. Photos